



Metro Codes

E - News for Neighborhoods

Metropolitan Government of Nashville and Davidson County

862-5000 CHANGES TO 311 FOR METRO INFORMATION LINE

Metro is changing the number of its information line to 311 to make it easier for citizens to find out about city services.

The 311 phone number replaces the previous Metro Information phone number, 862-5000, so citizens can use a shorter, easier to remember number to contact Metro. The calls will continue to be handled by the Metro Call Center, which began in 2002 and handles about 225,000 calls per year.

“By changing our number to 311 we’ll make it easier for people to remember how to get in touch with Metro and get the information they need,” Mayor Bill Purcell said. “The switch to 311 has been very successful in other cities around the state and the country.” Other Tennessee cities with 311 service include Knoxville and Chattanooga. New York City began its service in 2003. Similar switches to three digit phone numbers for information include the Tennessee Department of Transportation’s 511 line and the 211 phone number for social service agencies in Middle Tennessee.

The 311 number will also replace the 880-1000 line for the Curby recycling program. The Metro Call Center handles the calls for trash collection, recycling and brush pickup services. The Call Center operates Monday through Friday 7 am to 7 pm.

Persons using a cell phone may not be able to call 311. They can continue to use the 862-5000 phone number for information. People calling from outside Nashville must still dial the 615-862-5000 number for Metro information.

911 Emergency calls will continue to be handled by the E-911 Center. For Non-emergency assistance calls should continue to be made to 862-8600.

BATON ROUGE PLANS “GOOD TIMES” FOR NUSA 2007

NUSA Conference Coordinator Karen Fernandez reports that plans for NUSA 2007 are coming together well and excitement about the conference continues to grow. The NUSA 32nd Conference in Baton Rouge, Louisiana “Bridging Our Communities” is just a few months away. Judy Martinson, President of Neighborhoods USA, is hopeful that members and leaders of neighborhood organizations across the country, “... have marked the dates of May 23-26 on your calendars so that you can share in the excitement.”

This year promises to be one of the best conferences ever, with six workshop tracks including: Building Healthy Neighborhood Organizations; Celebrating Arts & Culture; Creating Safe & Livable Communities; Development & e-development of our Communities; Healing Humanity; and Nurturing & Empowering Youth. Workshops will be supplemented with Neighborhood Pride Tours throughout the greater Baton Rouge area.

Neighborhoods, USA is a national non-profit organization committed to building and strengthening neighborhood organizations. Created in 1975 to share information and experiences toward building stronger communities, NUSA now continues to encourage networking and information sharing to facilitate the development of partnerships between neighborhood organizations, government and the private sector. For more information concerning this year’s conference, contact NUSA via email at brnusa@brgov.com or call 225-389-8673 to learn more.



Crawfish and corn, a Cajun favorite, is just one of the many new foods in store for those attending the 2007 NUSA Conference May 23-26 in Baton Rouge, LA. See page 5 for a listing of other treats awaiting your visit! (Photo courtesy of Baton Rouge Area Convention & Visitors Bureau)

ARBOR DAY CELEBRATION

On March 2 2007, Nashville hosted the annual Arbor Day celebration at Centennial Park. The event was held near the sunken gardens and in view of the Parthenon and several of the magnificent trees of the park.

During the event, Nashville received its 12th Tree City USA designation recognizing the efforts of our city and staff in planting and maintaining trees in the city. Councilmember Diane Neighbors attended and delivered the Arbor Day proclamation which designates the first Friday in March as Arbor Day in Tennessee.

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Also in attendance were members of the Metro Tree Advisory Committee, members of the Nashville Tree Foundation, and members of the Metro Beautification Commission.

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An important part of the Arbor Day celebration is the reading of the Davidson County 5th grade students essays on "Why trees are important to Nashville". The first place winner was Elizabeth Smith of Harding Academy.

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There were four memorial trees planted for some very special people: an Overcup Oak in memory of Judge Allan Cornelius; an Overcup Oak in memory of TSU Coach John Merritt; a Southern Magnolia in memory of Lynn Marie Casey; and a Star Magnolia in memory of Ellen Dahnke. In addition, a Sugar Maple was planted in honor of Betty Nixon.

*** (All photos were provided by Metro Photographer, Gary Layda)*

ZONING "101"

• Farm Animals:

Common domestic farm animals, exotic and native wildlife are permitted in some residential areas with a minimum lot size of five (5) acres. For more information, call 862-6590.

• Signs:

A sign is any writing (including letter, work, or numerical), pictorial representation (including illustration or decoration); emblem (including device, symbol or trademark); flag (including banner or pennant); inflatable structure; or any other figure of similar character, which is:

A structure or any part thereof, or is attached to, painted on, or in any other manner represented on a building or other structure; and/or

Used to announce, direct attention to, or to advise.

• Sign Permits:

Except as otherwise provided for, no sign shall be constructed, installed, or altered without first obtaining a zoning permit, a building permit and all other applicable permits. Application shall be made by the owner of the property on which the sign is to be displayed or by the owner's legal representative. After construction of the sign is completed, the person constructing the sign shall certify to the Codes Department that the sign was legally constructed and is within the Code. All signs shall display a permanent compliance tag, to be provided by the Codes Department, upon final approval of the permit.

Because of the many elements involved in permitting sign, Metro Zoning Review should be called at 862-6510 before any sign is erected.

• Signs in the Right-of-Way:

It is unlawful to place signs on the public right-of-way. Placement of signs on the right-of-way are subject to removal and / or prosecution.

• Rooming and Boarding Houses:

A dwelling utilized as a rooming or boarding house must be properly zoned. Rooming houses require permits. All residential zone districts limit the number of dwelling units on the property. Conversions of residential or other accessory structures are required to have property permits prior to construction or occupancy.

• Zoning Appeals:

Residents are given an opportunity to comment when a zoning appeal is requested in or near their neighborhood. The Board of Zoning Appeals (BZA) reviews cases when an application for a zoning permit has been denied by the Zoning Division of the Codes Department. After and application has been denied, the applicant may make application to the BZA and the case is scheduled for public hearing within 60 days.

Additional information regarding the BZA and their powers and limitations can be found in Chapter 17.40 of the Zoning Code, or on the web at www.nashville.gov.

PROPERTY STANDARDS VIOLATIONS

We all have different expectations of our neighbors. For some of us, a good neighbor is one who takes time for chats across the fence, or who helps with the chores when a neighbor is ill. For others, a good neighbor is one who leaves us alone.

Although we don't agree on all of the fine points of neighborliness, we do tend to agree on certain basic standards that allow residents to enjoy their homes and property, preserve peace and quiet in our neighborhoods, help maintain property values and prevent disputes among neighbors.



The people of Nashville have enacted these standards into law. Some of the "good neighbor ordinance" are described below. Remember, when you follow these simple rules, you are not only obeying the law—you're being a good neighbor!

- **Sanitation:** All property must be kept in a safe, clean and sanitary condition. It's the occupant's responsibility to maintain a safe and sanitary condition.
- **Open Storage:** It is a violation of the Property Standards Code to openly store the following:
 1. Inoperable, unlicensed or unregistered
 2. motor vehicles,
 3. Appliances,
 4. Building material,
 5. Metal, Rubbish
 6. Tires, Automotive Parts, Debris—weeds; dead trees; trash; garbage; etc.
- **Vacant Buildings & Structures:** All vacant buildings, structures and premises shall be maintained in a clean, safe and sanitary condition. Except as otherwise provided for in the Zoning Code, it is unlawful to utilize a premises for the open storage of any inoperable, unlicensed or unregistered motor vehicle, appliance, building material, rubbish, tires, automotive parts, junk, trash or debris. It is the responsibility of every owner or occupant to remove all such openly stored items upon notice from Metro Codes. For information call 862-6590.



Note: (1) Any property having high grass and weeds (12" or higher), (2) any vacant lot having high grass or weeds, trash, junk cars or debris, or (3) any illegal dumping should be referred to the Metro Health Dept. at 862-5900.

EMPLOYEE HIGHLIGHTS

Bill Lovell - Property Standards Inspector



Bill is one of the Field Inspectors assigned to Property Standards Division. He spends many a day driving around town at the request of citizens to catch violations throughout various neighborhoods. Bill is on the *Flex Team*, meaning that he is not assigned to just one area of town, but can cover the entire county depending on where he is needed the most.

Before joining the Codes Department in the summer of 2004, Bill worked for the Nashville Convention Center as a Building Engineer for a little over 18 years. During this time, he supervised the Maintenance Division and the installation of utilities on Trade Shows and Conventions.

Bill is a past Master of his Masonic Lodge, Phoenix #131, and remains active to this day in that as well as being a 32nd° Scottish Rite and the Al Menah Temple Shrine, Horse Patrol Division. You can find Bill in the many parades on his Palomino horse named "Bonnie". (and they say a dog is a man's best friend)

Bill is a graduate of Father Ryan High School, and the IEBW (Electrical Workers) where he holds a Journeyman's Electrical Certificate.

Although Bill is a native of Nashville, he now resides in Kingston springs with Jamie, his wife of 31 years. They have 2 daughters, Tiffany and Tasha as well as 2 grandchildren Caleb and Austin. Bill and Jamie attend Kingston Springs United Methodist Church.

PLANNING COMMISSION MOVING MEETINGS

Beginning May 10, 2007, the Metropolitan Planning Commission's regular meetings will be held at Metro Southeast at Genesco Park, 1417 Murfreesboro Road. The commission currently meets at the Howard Office Building, 700 Second Avenue South, which will close in late April for two years of renovation.



Only the location will change, the Planning Commission's meetings will still begin at 4:00 p.m. on the second and fourth Thursdays of the month.



Rabies Vaccination Clinics

Metro Health Department announced today that its annual rabies clinics are now open. Dog and cat owners can get their pets vaccinated for a cost of \$10.00 per animal. The clinics are being offered in area schools and at the Metro Animal Control Office at 5125 Harding Road. All dogs and cats must be vaccinated annually by law. Rabies is a deadly disease that is a threat in Davidson County.

The Metro Public Health Department and the Nashville Academy of Veterinary Medicine offer rabies vaccinations in March each year. The purpose of the neighborhood clinics is to provide members of our community a convenient way to get their pets vaccinated for rabies. Clinic hours are from 1:00 p.m. to 4:00 p.m. For clinic hours at Metro Animal Control, call 862-7928. The Avid microchip implant is also being offered at the Metro Animal Clinic during the entire month of March. There is a \$20.00 fee for the implant, please call the Animal clinic for times.

March 17, 2007

1. Dodson Elementary School (4401 Chandler Rd 37076)
2. Cradock Elementary School (275 McGavock Pk 37214)
3. Joelton Middle School (3500 Old Clarksville Pk 37080)
4. Madison School (300 Old Hickory Blvd 37115)
5. Bellevue Middle School (655 Colice Jeanne Rd 37221)
6. Bordeaux Elementary School (1910 S. Hamilton Rd 37218)
7. Hillsboro High School (3812 Hillsboro Pk 37215)
8. Rosebank Elementary School (1012 Preston Dr 37206)
9. DuPont Elementary School (1311 9th St 37138)

March 24, 2007

1. Andrew Jackson Annex (Stateland Bldg, 401 Center St 37138)
 2. Isaac Litton Middle School (4601 Hedgewood Dr 37216)
 3. Amqui Elementary School (319 Anderson Rd 37115)
 4. Brookmeade Elementary School (1015 Davidson Rd 37205)
 5. Park Avenue Elementary School (3703 Park Ave 37209)
 6. Wharton Middle School (1625 Dr. D. B. Todd Blvd 37209)
 7. John Trotwood Moore Middle School (4425 Granny White Pk 37204)
 8. Lakeview Elementary School (455 Rural Hill Rd 37217)
 9. Brick Church Middle School (2835 Brick Church Pk 37207)
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1. Hermitage Elementary School (3800 Plantation Dr 37076)
 2. Old Jere Baxter Elementary School (3515 Gallatin Rd 37216)
 3. Neely's Bend Elementary School (1300 Neely's Bend Rd 37115)
 4. Goodlettsville Middle School (300 South Main St 37072)
 5. Charlotte Park Elementary School (480 Annex Ave 37209)
 6. Julia Green Elementary School (3500 Hobbs Rd 37215)
 7. Pennington Elementary School (2817 Donna Hill Dr 37214)
 8. Hickman Elementary School (112 Stewarts Ferry Pk 37214)
 9. Bellshire Elementary School (1128 Belle Grimes Ln 37207)



Home Safety Tips

Property Standards Housing

The Department of Building Codes and Safety has several ordinances pertaining to safety in the home. Some of these ordinances are listed below. These can be found in Chapter 16 of the Metro Code of Laws under various subsections.

- **Dilapidated Structures:** All buildings or structures (residential and non-residential) are now subject to the minimum maintenance standards outlined in the Property Standards Code. All are required to be in good general condition (interior and exterior) and maintained in a clean, safe and sanitary



condition. For information, call 862-6590.

- **Emergency Egress:** all bedrooms shall have at least one window that meets the following requirements:
 1. Minimum net clear opening height of 24"
 2. Minimum net clear width of 20"
 3. Minimum net clear opening of 4 square feet
 4. Maximum finished sill height of 44" above the finished floor.



Any basement sleeping area requires that an emergency escape window be installed in the basement.

- **Smoke Detectors:** Smoke detectors are required on each floor (including basement), in each bedroom and in the hallway leading to the bedroom within 15 feet of bedroom doors. Hardwired detectors with battery backup are required in new construction.



When interior alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the dwelling unit shall be provided with smoke alarms located as required for new construction.

Tips for New Neighbors

At one time or another, we have been or we have had a new neighbor. Most of the time, we are shy about going over and meeting our new neighbors, and some of them we never get to know. Well, below we have a few suggestions as to how to get started in being a more friendly neighbor.



If we learn who our neighbors are and they know who we are, we will all be more apt to keep our living situations a bit more relaxed and when we see one of them (or they see us) in need of a bit of clean-up, we'll be more at ease in saying something to one another.

We have some tips for this month, as well as some in the February newsletter, so if you missed that issue, be sure and access it as well.

- ◆ **Dog Owners: scoop the poop! —**

Please be kind to your neighbors, and when you walk your pet be kind enough to pick up after them when they use a neighbor's yard to "do their business".



- ◆ **Please drive carefully through the neighborhood—** When you're driving thru, please watch for that ball rolling into the street. It will almost always be followed by a child. Also watch for your neighbor's pets, any walkers or cyclists in the neighborhood.



- ◆ **Use common sense—** Keep windows, doors and vehicles locked when unattended and keep grills a barbecues off porches and 10 from buildings.



- ◆ **Something strange in the neighborhood?—**

Here are some handy numbers:
Police/Fire/Ambulance: 911.
Non-emergency: 862-8600.
State of Tennessee Tenants' Rights: 741-4737.



- ◆ **Thanks for keeping the neighborhood a great place to live!!**

Springtime Chores—More than just Spring Planting

As springtime approaches, we all look forward to getting outside and enjoying the sunshine and breezy weather. There are bulbs to plant, gardens to till and all sorts of activities to get our homes ready for the summer months.. But there are a few extra chores that should be added to the list.

•**Gutters**—If you have gutters on your house, they have to be in good repair and functional. The code does not require them, but if you have them, they have to be in good repair and they must work. Now is a perfect time to take a look to make sure they are still firmly attached, that there isn't any rust or other damage to the gutters, and that they have not become full of leaves and debris. If you don't have them, now would be a good time to install some sort of gutter guard so you can avoid cleaning out the gutters this fall!

•**Fascia board, soffits and eaves**—While you are up checking the gutters, check to see if there is any rot, damage, or deterioration of these items. Failure to maintain these areas will allow water to enter the building and that will lead to further damage of other building components.

•**Attic**—If you have an unfinished attic space, check to see if there is any evidence of water leaks from the roof. Also check your insulation to be sure the rafter vents are clear. You might also want to consider adding additional insulation if your current attic insulation is less than R19. And don't forget to look for signs of unwanted house guests like squirrels, raccoons, and other critters.

•**Doors and Window Frames**—Look for cracks, rot, or deterioration around door and window frames. This is another area where water can enter the building. These areas should be sealed and painted or otherwise protected from water damage. Repair any cracked or broken glazing. Check your insect screens and the operation of every window.

•**Driveways and Carports**—Inspect for cracks in the surface. These should be patched or filled in to prevent further damage to the paved surface.

•**Exterior Walls and Foundation**—Now is a good time to inspect your exterior walls for signs of damage, deterioration or insect infestation. Aluminum and vinyl siding should be cleaned with a product designed for that purpose. Also check walls for signs of peeling paint. Foundations should be checked for cracks or other damage.

Homes require regular, periodic maintenance. Just a few simple tasks can prevent a \$30.00 problem from becoming a \$3,000 problem. Always make repairs as quickly as possible, especially water leaks, structural damage and electrical problems. These can grow into high dollar repairs and can even result in the destruction of the structure if left unattended.



Department of Codes and Building Safety



Metro Office Building
800 2nd Ave, South
Nashville, TN 37210
615-862-6590 / Fax 862-6593

Mayor - Bill Purcell

Director - Terry Cobb
Assistant Director - Bill Penn

Office Hours: Mon-Fri / 7:30-4:00



PASS IT ON!

Pass the word about our newsletter! We would be honored if you would share our newsletter with your friends, family and co-workers. If anyone would like to sign up to receive it themselves, they just need to send us their email, and we will be happy to "Pass It On" to them.

Terry Cobb and **Bill Penn** welcome your feedback on our e-newsletter. Please send your comments to Bill Penn, Assistant Director, Property Standards Div., 862-6516



For information regarding accessibility, please contact Manley Biggers at (615) 862-6521 or fax (615) 862-6499. He can also be reached at manley.biggers@nashville.gov